

**2011 Comprehensive Plan & Zoning Review
ADAMSTOWN REGION - PROPERTY OWNER REQUESTS
October 12, 2011**

CASE INFORMATION	PROPERTY	Existing	Requested	FCPC	BOCC	Staff Comments
CASE # CPZ11-AD-01	TAX MAP: 108	COMP PLAN	General Commercial, Ag/Rural	General Commercial		Previous Plan Designation: GC Previous Zoning: GC GC zoning was removed on all of P. 1 and portion of P. 54 in 2010 Plan. Request to restore GC zoning and plan on all of both parcels. Staff would support the request.
APPLICANT: Ballenger Enterprises, LLC (Saeed Zaidi)	PARCEL: 54 & 1					
	ACRES: P54 = 6.8 ac.; P1 = 1 ac.	ZONING	GC - 5.3 ac. A - 2.5 ac.	GC - 7.8 ac.		
	LOCATION: N/S MD 28, east of Point of Rocks					
CASE # CPZ11-AD-02	TM: 85	COMP PLAN	Ag/Rural	General Commercial		Previous Plan Designation: Ag/Rural Previous Zoning: A Property has been zoned A since 1959. Parcel has site plan approval for SCD office building. GC zoning not necessary to support ag. related businesses. Neighborhood change and agricultural business land scarcity may be examined in a corridor plan for the area.
APPLICANT: Catoctin/Frederick Soil Conservation District	P: 84					
	ACRES: 16.58	ZONING	A	GC		
	LOCATION: Horman Road and Elmer Derr Rd. at US 340 interchange					
CASE # CPZ11-AD-03	TAX MAP: 94	COMP PLAN	Ag/Rural, Natural Resource	General Industrial - 154.8 ac. Ag/Rural		Previous Plan Designation: General Industrial, Ag/Rural Previous Zoning: A Adjacent to the Eastalco Growth Area. Request is to restore previous designation of General Industrial (154.8 ac.) and corollary expansion of the growth area.
APPLICANT: Windridge Properties, L.C.	PARCEL: 12					
	ACRES: 222.53	ZONING	A	A		
	LOCATION: west side Ballenger Creek Pike just north of Cap Stine Rd.					
CASE # CPZ11-AD-04	TM: 85	COMP PLAN	Ag/Rural	Office/ Research/ Industrial		Previous Plan Designation: Ag/Rural, Resource Conservation Previous Zoning: A No change in zoning or plan from 2010 Plan. AD-4 and AD-5 are companion requests for a combination of ORI and GC across both parcels, the extent of which is unspecified. This area is close to the Mount Zion Rd/US 340 interchange and should be studied in a community plan to assess industrial/employment needs.
APPLICANT: Julia S. Culler	P: 38					
	ACRES: 79.07	ZONING	A	ORI		
	LOCATION: S Renn Road at US340					
CASE # CPZ11-AD-05	TAX MAP: 85	COMP PLAN	Ag/Rural	General Commercial - 2.4 ac. Office Research Industrial - 34.6 ac.		Previous Plan Designation: Ag/Rural Previous Zoning: A No change in zoning or plan in 2010 Plan. AD-4 and AD-5 are companion requests for a combination of ORI and GC across both parcels, the extent of which is unspecified. This area is close the Mount Zion Road US 340 interchange and should be studied in a community plan to assess industrial/employment needs.
APPLICANT: Julia S. Culler	PARCEL: 22					
	ACRES: 37.04	ZONING	A	GC - 2.4 ac. ORI - 34.6 ac.		
	LOCATION: 5124 Cap Stine Road					

**2011 Comprehensive Plan & Zoning Review
ADAMSTOWN REGION - PROPERTY OWNER REQUESTS
October 12, 2011**

CASE INFORMATION	PROPERTY	Existing	Requested	FCPC	BOCC	Staff Comments
CASE # CPZ11-AD-06	TM: 95	COMP PLAN	NR	General Industrial		Previous Plan Designation: General Industrial Previous Zoning: GI Rezoned from GI to RC in 2010 Plan. Assembly business is on adjoining LI zoned parcel. Has gravel area used for equipment staging though there are no site plan approvals for this. Entire parcel is in 100-year floodplain.
APPLICANT: Jerome J. Crewe Jr.	P: 1203					
	ACRES: 2.32 ac					
	LOCATION: north side Michaels Mill Rd. just east of MD 85 in Buckeystown	ZONING	RC	GI		
CASE# CPZ11-AD-07	TAX MAP: 85	COMP PLAN	Ag/Rural	General Commercial		Previous Plan Designation: Ag/Rural, Resource Conservation Previous Zoning: A No change in zoning or plan from 2010 Plan. Should be studied in a community plan for this area to assess industrial/employment needs.
APPLICANT: George & Joan Horman	PARCEL: 172					
	ACRES: 59.73					
	LOCATION: northeast side Cap Stine Rd just east of US 340/Mt. Zion Rd interchange	ZONING	A	A		
CASE # CPZ11-AD-08	TM: 95	COMP PLAN	Limited Industrial	General Industrial		Previous Plan Designation: General Industrial and Village Center Previous Zoning: GI and VC Property is almost entirely in the FEMA 100 year floodplain. Current contractors use would be allowed to continue "as is" in LI zone. LI would be more appropriate for any redevelopment given proximity to Buckeystown and with floodplain constraints.
APPLICANT: The Estate of Kenneth R. Jordan	P: 1139					
	ACRES: 6					
	LOCATION: north side Manor Woods just west of MD 85 in Buckeystown	ZONING	LI	GI		
CASE # CPZ11-AD-09	TAX MAP: 85, 94	COMP PLAN	Ag/Rural	General Industrial		Previous Plan Designation: Ag/Rural Previous Zoning: A No change in zoning or plan from 2010 Plan. Requesting rezoning because of adjacency to minor arterial and Essroc Quarry. Staff would not support at this time without a broader assessment of industrial land needs in the county.
APPLICANT: NDR Properties, LLC	PARCEL: 3, 4					
	ACRES: 196.73, 201.82					
	LOCATION: s/w of New Design Road, south of Lime Kiln Road	ZONING	A	GI		
CASE # CPZ11-AD-10	TM: 103	COMP PLAN	Ag/Rural	Low Density Residential - 3.5 ac.		Previous Plan Designation: Ag/Rural Previous Zoning: A No change in zoning or plan from 2010 Plan. Request to rezone small portion (3.5ac.) to allow subdivision of tenant house for granting to associate. Staff would not support as it would set a precedent for similar situations.
APPLICANT: Chuck Wade	P: part of 138					
	ACRES: 3.5					
	LOCATION: south side Doubs Rd west of Doubs Ct.	ZONING	A	R-1 - 3.5 ac.		

**2011 Comprehensive Plan & Zoning Review
ADAMSTOWN REGION - PROPERTY OWNER REQUESTS
October 12, 2011**

CASE INFORMATION	PROPERTY	Existing	Requested	FCPC	BOCC	Staff Comments
CASE # CPZ11-AD-11	TAX MAP: 102	COMP PLAN	Ag/Rural	Low Density Residential		Previous Plan Designation: Ag/Rural, Resource Conservation Previous Zoning: A No change in plan or zoning from 2010 Plan. Also requesting inclusion on the Point of Rocks Community Growth Area. Had LDR plan designation between 1991 and 2001. Should be assessed as part of community plan.
APPLICANT: Point of Rocks LLC	PARCEL: 15					
	ACRES: 96.41					
	LOCATION: e/s Ballenger Creek Pike north of Canal Run development	ZONING	A	R-3		
CASE # CPZ11-AD-12	TM: 103, 94	COMP PLAN	Ag/Rural Nat. Res. Gen. Ind. - 401ac. Limited Ind. - 369ac.	Ag/Rural, Gen. Ind., Lim. Ind.		Previous Plan Designation: General Industrial, Limited Industrial, Resource Conservation, Ag/Rural Previous Zoning: LI, GI, A Requesting zoning and land use plan designation to be returned to pre-2010 status. Staff has concerns about the portions on n/s of Manor Woods Rd. and the e/s of New Design Rd. There is a need to assess other planning issues including roads and water/sewer.
APPLICANT: Eastalco Aluminum Company	P: 3, 76, 28, 9, 70, 71, 67					
	ACRES: 2164.48					
	LOCATION: Manor Woods Roads and between Ballenger Creek Pike and New Design Rd.	ZONING	A - 1,251 ac. GI - 534 ac. LI - 369 ac.	A, GI, LI		
CASE # CPZ11-AD-13A	TAX MAP: 102	COMP PLAN	Ag/Rural	General Commercial		Previous Plan Designation: General Commercial Previous Zoning: A GC plan was changed to Ag/Rural and removed from growth area in 2010 Plan. No change in zoning from 2010 Plan. GC zoning was removed in 2001 Adamstown Region Plan. Prior to 2001 the zoning was as follows: 1959-M1, 1972-B3, 1977 to 2001-GC.
APPLICANT: PVI, LLC c/o Andy Mackintosh	PARCEL: unknown					
	ACRES: 4.23					
	LOCATION: west side Ballenger Creek Pike at US15/MD 464 intersection	ZONING	A	GC		
CASE # CPZ11-AD-13B	TM: 102	COMP PLAN	Natural Resource	General Industrial or Limited Industrial		Previous Plan Designation: Resource Conservation, Ag/Rural Previous Zoning: RC, A Portion of the property in within the FEMA 100 year flood plain. Entire site is forested and contiguous with forested lands along Potomac River and C&O Canal Park. 50.29 acres of site is in Forest Conservation Easement. Given the physical characteristics and FRO easement staff would not support industrial zoning.
APPLICANT: PVI, LLC c/o Andy Mackintosh	P: 23					
	ACRES: 111					
	LOCATION: both sides of Rock Hall Road	ZONING	RC	GI or LI		
CASE # CPZ11-AD- 14	TM: 108	COMP PLAN	LDR	GI		The previous Plan was GI and previous zoning was GI There was a mapping error in the 2010 Plan which applied LDR plan designation and PUD zoning to this parcel, which is part of the Canam Steel facility. This will restore the proper plan designation and zoning to this parcel to match the other parcels owned by Canam.
APPLICANT: Staff	P: 49					
	ACRES: 4.9					
	LOCATION: N/S MD 28 in Point of Rocks	ZONING	PUD	GI		